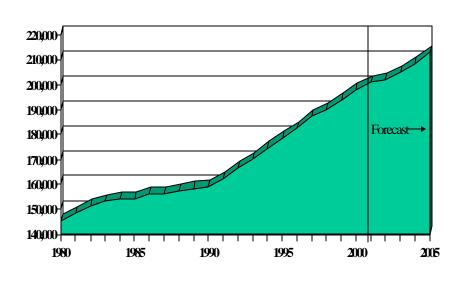
### **Population Profile**

#### weber county population 1980 - 2005

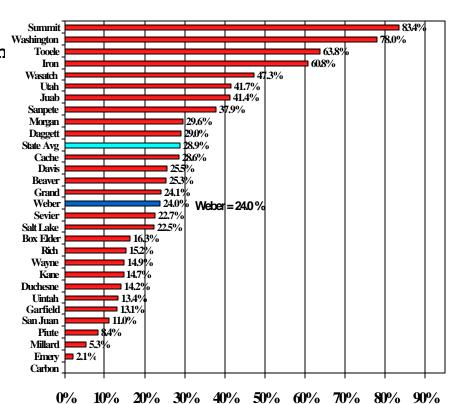
Weber County's population grew at a steady pace through the 1980s. The 1990s felt an acceleration of growth that will continue through the first decade of 2000. By 2005 population will pass the 210,000 level.



Source: Governor's Office of Planning and Budget.

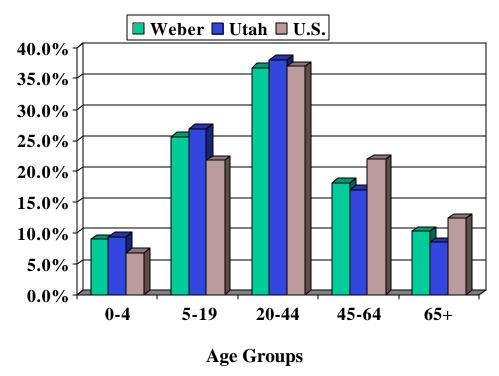
population growth by county 1990 - 2000

> Weber County's population growth during the 90s was 24 percent, a little less than the state 's 29 percent



Source: U.S. Bureau of the Census.

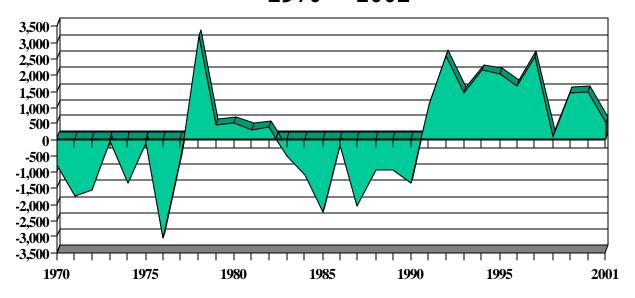
# age distribution of the population weber county, utah, & the u.s. 2000



Source: U.S. Bureau of the Census.

As with other Utah counties, Weber's population is much younger than the nation up to age 19. In the 20-44 age group, the County looks similar to the state and nation, and in the 45+ age cohorts Weber and Utah have proportionately fewer citizens than the U.S. About half of the population is in the prime working years of 20 through 44.

#### population net-migration pattern weber county 1970 - 2001



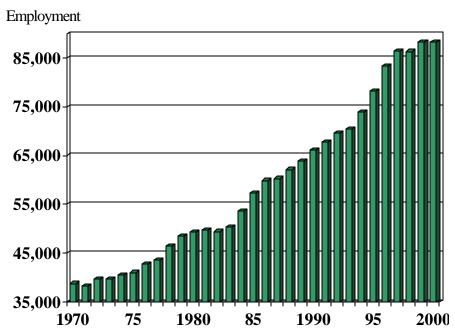
Source: Governor's Office of Planning and Budget.

Migration patterns largely mirror the economic performance within the county. The 70s reflected a period of net out-migration until the last few years of the decade. The early 80s experienced some growth in population as contrasted with the loss of population in the last six years of the decade. The 90s ushered in significant and sustained economic activity and its resulting population. Virtually all of the metro Utah counties enjoyed this growth in the last decade.

In years of little or negative net in-migration, the increase in population due just to the internal natural increase accounts for 80+ percent of all growth. On the other hand, years of strong economic growth often yield a population increase of which 60 percent may be "natural increase" and 40 percent from net-inmigration.



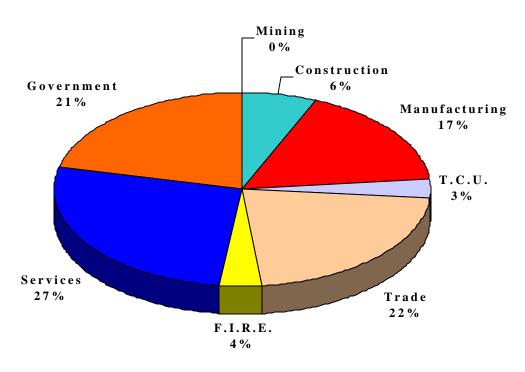
### weber county nonfarm employment 1970 -2000



Source: Utah Dept. of Workforce Services.

Weber County has enjoyed sustained job growth for virtually the entire 30 years from 1970 to 2000. Faster-paced growth occured in the late 70s and all of decade of the 90s. Late in 2000 and through 2001 the county felt the effects of the national recession slowing job growth.

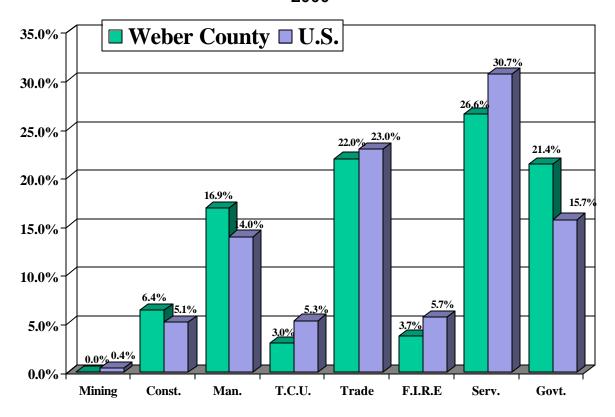
#### weber county employment distribution by industry 2000



Source: Utah Dept. of Workforce Services.

The "goods-producing" industries of construction and manufacturing claim a slightly shrinking share of total jobs in the county. About 23 percent of all jobs in the county are in this division. Seventy-seven percent of all workers toil in the "service industries" of transportation, trade, finance, services, and government. In fact, 20+ percent of all jobs fall in each of the trade, services, and government divisions. Weber County continues have the much higher than average proportion of its workers in the higher-paying manufacturing sector.

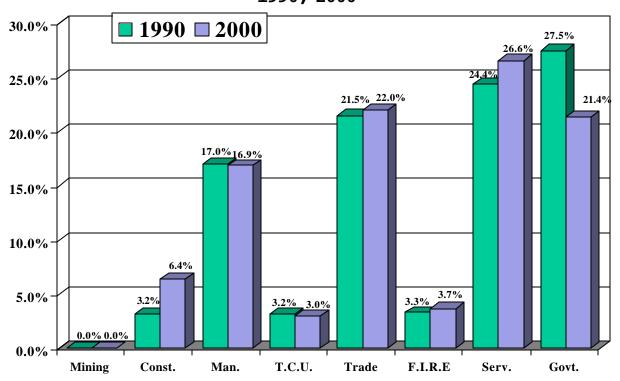
employment by major inustry comparison weber county vs. U.S. 2000



Source: Utah Department of Workforce Services.

Compared with the nation, Weber County exceeds the country in its share of total employment in manufacturing and government. Weber's government employment share of 21.4 percent is significantly higher than the national average share (15.7 percent) due primarily to the IRS and Weber State University.

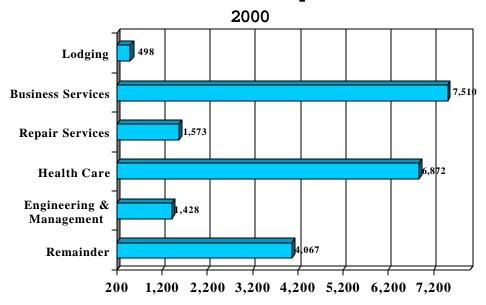
## employment distribution by major industry weber county 1990, 2000



Source: Utah Department of Workforce Services.

During the decade of the 90s, Construction gained employment share (from 3.2 percent to 6.4 percent) as did services (up 2.2 percent to 26.6 percent). Government, primaily the federal government, lost a 6 percent share of jobs during the same period, much of which was the civilian federal employment at Defense Depot Ogden.

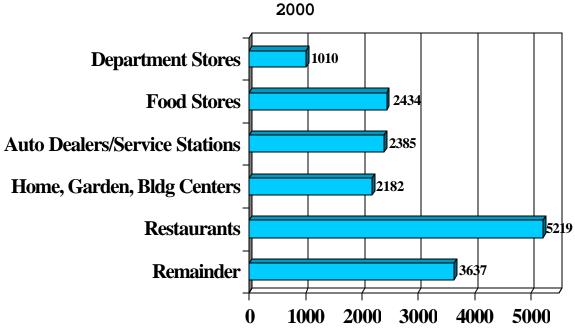
### services employment distribution weber county



Number of Employees

Source: Utah Dept. of Workforce Services.

retail trade employment distribution weber county

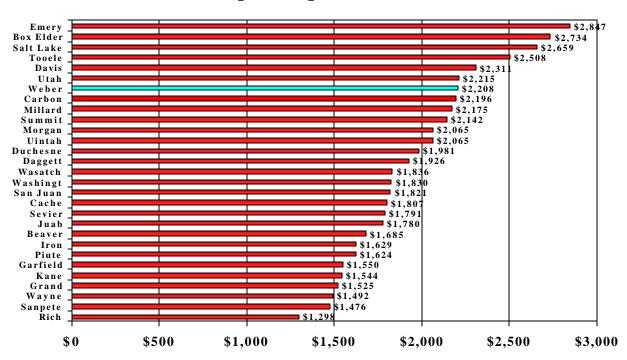


Number of Employees

Source: Utah Dept. of Workforce Services.



### 2000 average monthly wage by county in utah



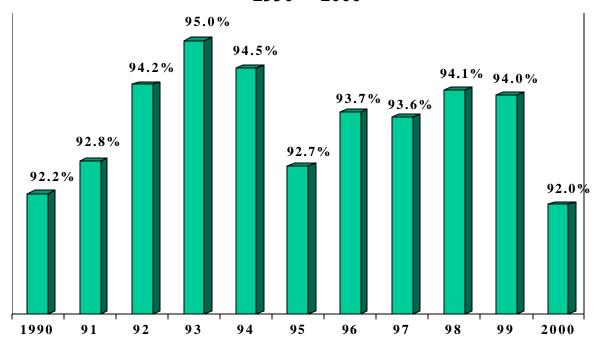
Source: Utah Department of Workforce Services.

Weber County's average monthly wage ranks seventh in the state. Weber's average wage of \$2,208 is 92 percent of the state average of \$2,401.

Weber County Average Monthly Wage 1990 - 2000	
2000	\$2,208
1999	\$2,153
1998	\$2,077
1997	\$1,979
1996	\$1,889
1995	\$1,794
1994	\$1,765
1993	\$1,732
1992	\$1,697
1991	\$1,587
1990	\$1,516

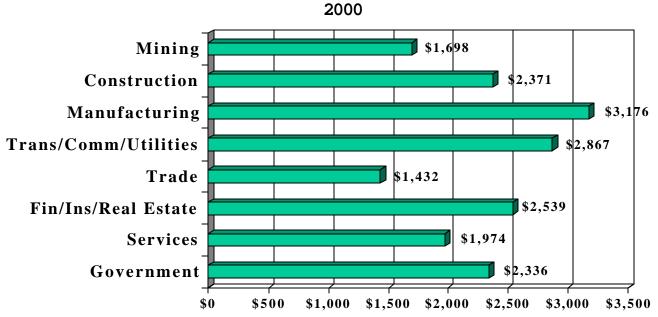
In the 90s, Weber County's average monthly wage varied between 92 percent to 95 percent of the Utah statewide average. During the decade, Weber's economy felt both the decline of the federal government sector -Defense Depot-Ogden- and the growth of the trade and services industry divisions. The County's manufacturing sector helped keep the average up. However, the current economic downturn may have a dampening effect on wages.

weber county average monthly wage as a percent of utah average 1990 - 2000



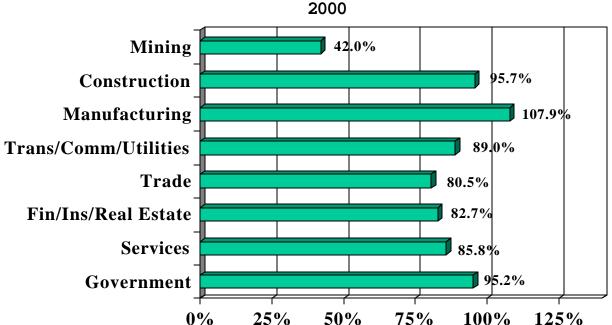
Source: Utah Dept. of Workforce Services.

weber county average monthly wage by major industry division



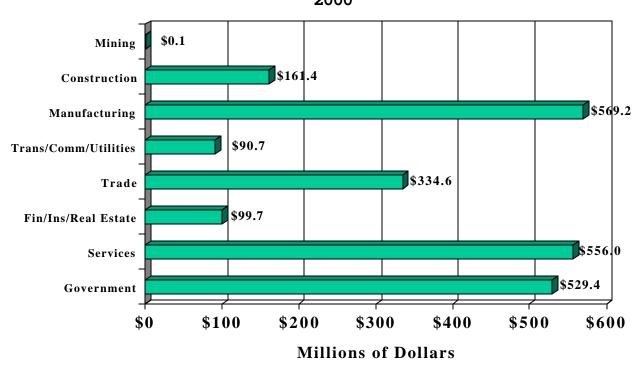
Source: Utah Dept. of Workforce Services.

weber county average monthly wage by major industry division as a percent of utah average



Source: Utah Dept. of Workforce Services.

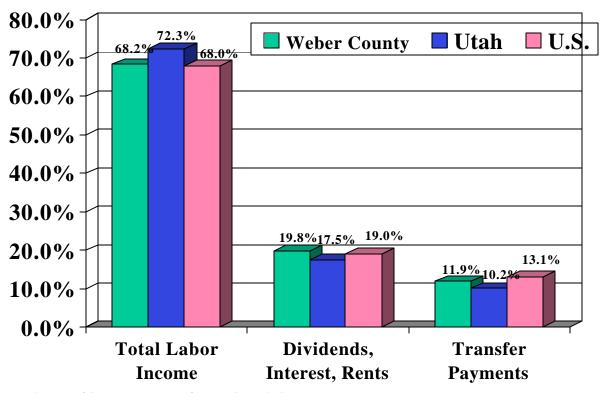
total wages
by major industry division
weber county
2000



Source: Utah Dept. of Workforce Services.

Manufacturing, services, and government inudstry divisions each infused over \$500 million dollars in payroll to Weber County workers. The trade sector was in fourth place with \$335 million in payroll. Just these four industry divisions account for 85 percent of total payroll dollars in the county.

## distribution of income sources weber county, utah & the u.s. 1999

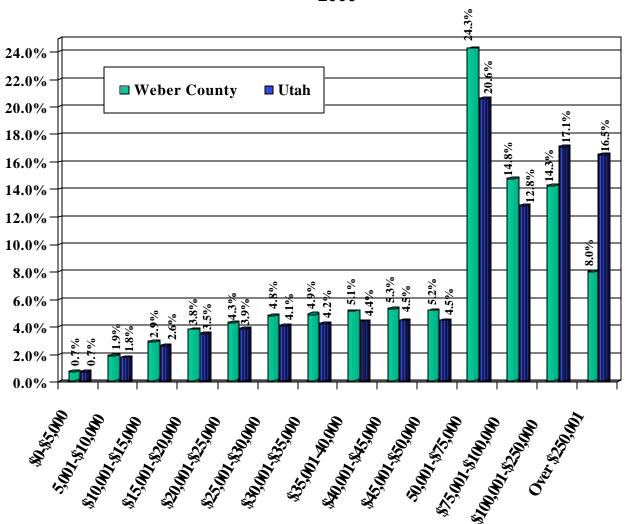


Source: U. S. Dept. of Commerce, Bureau of Economic Analysis.

Wages are just part of the total income picture. The other income sources are dividends/interest/rents, and transfer payments. Although the percentage differences are small, Weber County had less of its total income share derived from payroll than the state. The County's income derived from dividends, interest, and rents was higher than the state average but the same as the nation. Transfer payments include social security, disability, welfare, etc., and are more sustenance payments than they are creators of wealth. Weber County's dependance on transfer payments is slightly above the state, but below the national level.

Income tax returns of Weber County residents present interesting comparisons. At all income levels up to \$100,000, Weber is above the state. Only at the two income levels in excess of \$100,000 does the county fall below the state. This means relatively more of the highly affluent live outside of Weber County. Note that the size of the income intervals increases from \$5,000 to \$25,000 at \$50,000.

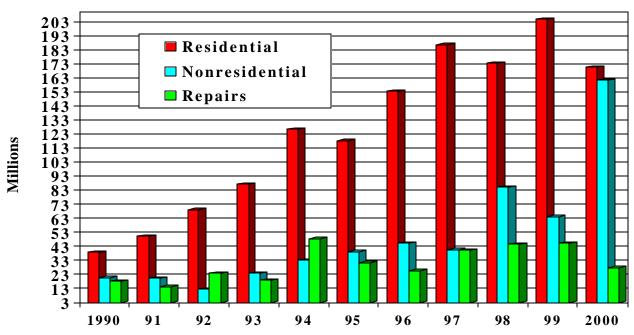
income intervals
reported from income tax returns
weber county and statewide average
2000



Source: Utah State Tax Commission, Family Based Statistics of Income.



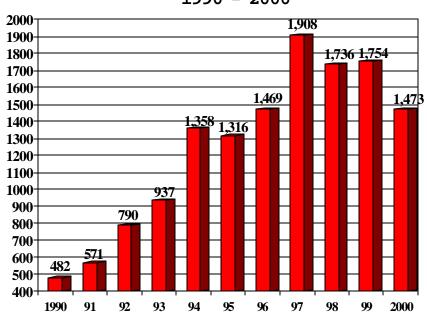
## construction permit values in weber county residential, nonresidential, repairs 1990 - 2000



Source: Bureau of Economic and Business Research, University of Utah.

Construction activity in Weber County grew steadily through the 90s. The value of residential construction dominates the scene. Residential growth is indicative of the economic growth in the County. Non-residential construction has also been increasing but not at the same pace or volume as residential. The blantant exception to this trend in non-residential is evident in 2000 with the construction of the new McKay Hospital Center in Ogden.

#### authorized dwelling units weber county 1990 - 2000

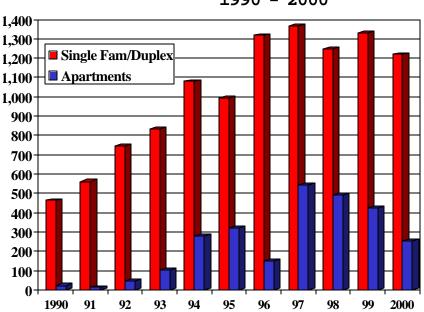


Dwelling unit construction grew strongly through the 90s. Even with a decline from the peak year of 98, the number of units nearly tripled during the decade, from 482 in 90 to 1473 in 2000. Dwelling units include single homes, apartments, condos, and other dwelling units.

Source: Bureau of Economic and Business Research, University of Utah.

## residential permit authorizations single-family homes and duplexes and multifamily units (condos and apartments) in weber county

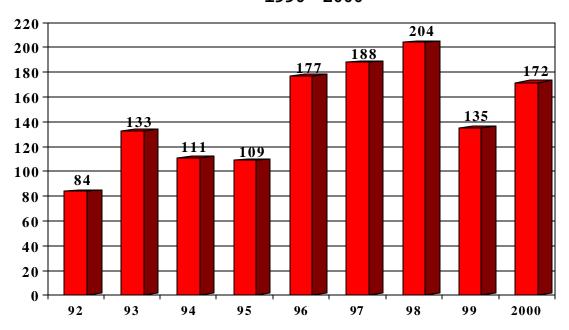
1990 - 2000



Residential dwelling units dominate the activity in Weber County. Multifactors if a milly consturtion in the County surged in the middle to late 90s, peaking in 97.

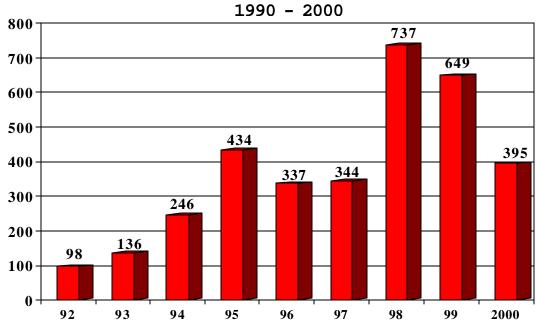
Source: Bureau of Economic and Business Research, University of Utah.

#### authorized dwelling units north ogden 1990 -2000



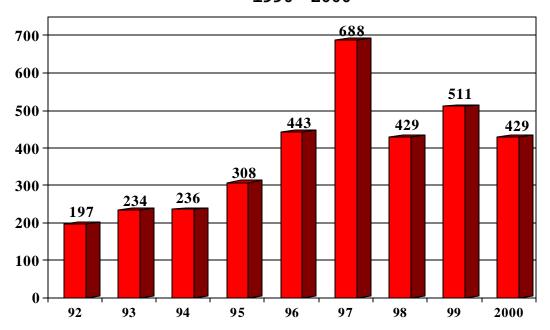
Source: Bureau of Economic and Business Research, University of Utah.

## authorized dwelling units ogden city



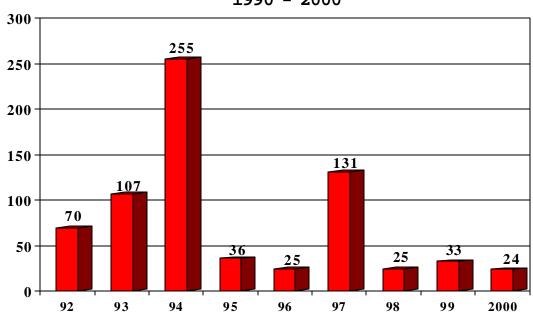
Source: Bureau of Economic and Business Research, University of Utah.

authorized dwelling units roy 1990 -2000



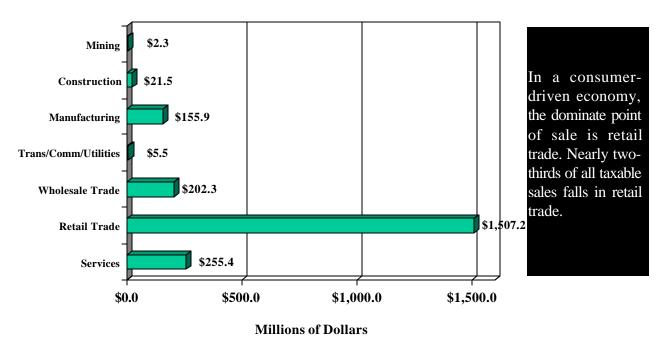
Source: Bureau of Economic and Business Research, University of Utah.

#### authorized dwelling units south ogden 1990 - 2000



Source: Bureau of Economic and Business Research, University of Utah.

## taxable sales by major industry weber county 2000



Source: Utah State Tax Commission.

### taxable sales in the retail trade industry weber county



Source: Utah State Tax Commission.